

United States Bankruptcy Court
District of Oregon

In re Pioneer Village Investments, LLCCase No. 10-62852-fra11

Debtor

Chapter 11

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors must also complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	1	16,600,000.00		
B - Personal Property	Yes	4	695,164.79		
C - Property Claimed as Exempt	No	0			
D - Creditors Holding Secured Claims	Yes	1		13,764,492.00	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	4		750,608.00	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	4		1,196,443.71	
G - Executory Contracts and Unexpired Leases	Yes	1			
H - Codebtors	Yes	1			
I - Current Income of Individual Debtor(s)	No	0			N/A
J - Current Expenditures of Individual Debtor(s)	No	0			N/A
Total Number of Sheets of ALL Schedules		16			
	Total Assets		17,295,164.79		
		Total Liabilities		15,711,543.71	

Form 6 - Statistical Summary (12/07)

**United States Bankruptcy Court
District of Oregon**

In re Pioneer Village Investments, LLCCase No. 10-62852-fra11

Debtor

Chapter 11

STATISTICAL SUMMARY OF CERTAIN LIABILITIES AND RELATED DATA (28 U.S.C. § 159)

If you are an individual debtor whose debts are primarily consumer debts, as defined in § 101(8) of the Bankruptcy Code (11 U.S.C. § 101(8)), filing a case under chapter 7, 11 or 13, you must report all information requested below.

- Check this box if you are an individual debtor whose debts are NOT primarily consumer debts. You are not required to report any information here.

This information is for statistical purposes only under 28 U.S.C. § 159.

Summarize the following types of liabilities, as reported in the Schedules, and total them.

Type of Liability	Amount
Domestic Support Obligations (from Schedule E)	
Taxes and Certain Other Debts Owed to Governmental Units (from Schedule E)	
Claims for Death or Personal Injury While Debtor Was Intoxicated (from Schedule E) (whether disputed or undisputed)	
Student Loan Obligations (from Schedule F)	
Domestic Support, Separation Agreement, and Divorce Decree Obligations Not Reported on Schedule E	
Obligations to Pension or Profit-Sharing, and Other Similar Obligations (from Schedule F)	
TOTAL	

State the following:

Average Income (from Schedule I, Line 16)	
Average Expenses (from Schedule J, Line 18)	
Current Monthly Income (from Form 22A Line 12; OR, Form 22B Line 11; OR, Form 22C Line 20)	

State the following:

1. Total from Schedule D, "UNSECURED PORTION, IF ANY" column	
2. Total from Schedule E, "AMOUNT ENTITLED TO PRIORITY" column	
3. Total from Schedule E, "AMOUNT NOT ENTITLED TO PRIORITY, IF ANY" column	
4. Total from Schedule F	
5. Total of non-priority unsecured debt (sum of 1, 3, and 4)	

B6A (Official Form 6A) (12/07)

In re **Pioneer Village Investments, LLC**

Case No. 10-62852-fra11

SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim." If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

Description and Location of Property	Nature of Debtor's Interest in Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption	Amount of Secured Claim
Senior living facility (independent and assisted living units) 805 N. 5th Street Jacksonville OR 97530	Fee simple	-	16,600,000.00	13,764,492.00
Lots 1-13 and the common area of Pioneer Village, in the City of Jacksonville, Jackson County, Oregon				

Sub-Total > 10,000,000.00 (Total of this page)

Total > **16,600,000.00**

0 continuation sheets attached to the Schedule of Real Property

(Report also on Summary of Schedules)

In re

Pioneer Village Investments, LLCCase No. **10-62852-fra11**

Debtor

SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
1. Cash on hand	X			
2. Checking, savings or other financial accounts, certificates of deposit, or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		Checking account, 904-2012345 Wells Fargo Bank 1300 SW Fifth Avenue, Ste 600 Portland, OR 97201	-	1,332.98
		Checking account, 50000435 PremierWest Bank 503 Airport Road, Suite 103 Medford, OR 97504	-	503.71
		Money market account, 50500551 PremierWest Bank 503 Airport Road, Suite 103 Medford, OR 97504	-	2,615.54
		Money market account, 970645891 Umpqua Bank P.O. Box 1820 Roseburg, OR 97470-4717	-	1,406.64
		Checking account, 971460779 Umpqua Bank P.O. Box 1820 Roseburg, OR 97470-4717	-	49,294.66
3. Security deposits with public utilities, telephone companies, landlords, and others.		Deposit, Pacific Power Account 24566023-001-014	-	950.00
		Deposit, Rogue Disposal & Recycling Account 05-101915 2	-	640.26
4. Household goods and furnishings, including audio, video, and computer equipment.	X			
5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
			Sub-Total > (Total of this page)	56,743.79

3 continuation sheets attached to the Schedule of Personal Property

B6B (Official Form 6B) (12/07) - Cont.

In re **Pioneer Village Investments, LLC**,
Debtor

Case No. **10-62852-fra11****SCHEDULE B - PERSONAL PROPERTY**

(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
6. Wearing apparel.	X			
7. Furs and jewelry.	X			
8. Firearms and sports, photographic, and other hobby equipment.	X			
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10. Annuities. Itemize and name each issuer.	X			
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X			
14. Interests in partnerships or joint ventures. Itemize.	X			
15. Government and corporate bonds and other negotiable and nonnegotiable instruments.	X			
16. Accounts receivable.		Accounts receivable, due from residents/former residents (Less \$25,000 allowance for doubtful accounts)	-	24,850.00
		Amounts due from related parties Excelsior Care Centers, Inc.: \$25,000 Farmington Center, Inc. and Excelsior Development: \$14,909	-	39,909.00
				Sub-Total >
				64,759.00
			(Total of this page)	

Sheet 1 of 3 continuation sheets attached
to the Schedule of Personal Property

B6B (Official Form 6B) (12/07) - Cont.

In re **Pioneer Village Investments, LLC**,
Debtor

Case No. **10-62852-fra11****SCHEDULE B - PERSONAL PROPERTY**

(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X			
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	X			
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X			
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	X			
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X			
25. Automobiles, trucks, trailers, and other vehicles and accessories.		2005 Ford Bus - Model: Senator VIN# 1FDXE45S15HB32092 Location: 805 N. 5th Street, Jacksonville OR 97530 (subject to Ford Motor Credit lease)	-	10,200.00

Sub-Total > **10,200.00**
(Total of this page)

Sheet 2 of 3 continuation sheets attached
to the Schedule of Personal Property

B6B (Official Form 6B) (12/07) - Cont.

In re **Pioneer Village Investments, LLC**

Case No. 10-62852-fra11

SCHEDULE B - PERSONAL PROPERTY

(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
		2006 van Location: 805 N. 5th Street, Jacksonville OR 97530 (owned by Associates Leasing--no residual value to Debtor)	-	0.00
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.		Operating supplies (2 weeks supply on hand): \$2,099 Furniture and equipment (assessed value): \$557,050	-	559,149.00
29. Machinery, fixtures, equipment, and supplies used in business.	X			
30. Inventory.		Food inventory (two weeks supply)	-	4,313.00
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			
35. Other personal property of any kind not already listed. Itemize.	X			

Sheet 3 of 3 continuation sheets attached
to the Schedule of Personal Property

Sub-Total >	563,462.00
(Total of this page)	
Total >	695,164.79

(Report also on Summary of Schedules)

In re **Pioneer Village Investments, LLC**Case No. **10-62852-fra11**

Debtor

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is a creditor, the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor", include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H", "W", "J", or "C" in the column labeled "Husband, Wife, Joint, or Community".

If the claim is contingent, place an "X" in the column labeled "Contingent". If the claim is unliquidated, place an "X" in the column labeled "Unliquidated". If the claim is disputed, place an "X" in the column labeled "Disputed". (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion" on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBOR R H W J C	Husband, Wife, Joint, or Community	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
Account No.								
Hein Revocable Living Trust 8/31/1998 Richard R. Hein 895 N 5th St #309 Jacksonville, OR 97530	-		3/11/2005 Second Trust Deed Senior living facility (independent and assisted living units) 805 N. 5th Street Jacksonville OR 97530 Lots 1-13 and the common area of Pioneer Village, in the City of					
			Value \$ 16,600,000.00				344,475.00	0.00
Account No.								
Jackson County Finance Dept. Payment Center PO Box 1569 Medford, OR 97501	-		Statutory Lien (real property taxes) Senior living facility (independent and assisted living units) 805 N. 5th Street Jacksonville OR 97530 Lots 1-13 and the common area of Pioneer Village, in the City of Jacksonville, Jackson County, Oregon					
			Value \$ 16,600,000.00				233,356.00	0.00
Account No. xxxxx9129								
PremierWest Bank PO Box 40 Medford, OR 97504	X -		02/18/2005 Deed of Trust; Security Agreement Senior living facility (independent and assisted living units) 805 N. 5th Street Jacksonville OR 97530 Lots 1-13 and the common area of Pioneer Village, in the City of			X		
			Value \$ 16,600,000.00				13,186,661.00	0.00
Account No.								
David W Criswell Ball Janik LLP 101 SW Main St Ste 1100 Portland, OR 97204-3219			Representing: PremierWest Bank				Notice Only	
			Value \$					
Subtotal (Total of this page)							13,764,492.00	0.00
Total (Report on Summary of Schedules)							13,764,492.00	0.00

0 continuation sheets attached

In re **Pioneer Village Investments, LLC**Case No. **10-62852-fra11**

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached sheets) **Domestic support obligations**

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

 Extensions of credit in an involuntary case

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

 Wages, salaries, and commissions

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$11,725* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

 Contributions to employee benefit plans

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

 Certain farmers and fishermen

Claims of certain farmers and fishermen, up to \$5,775* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

 Deposits by individuals

Claims of individuals up to \$2,600* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

 Taxes and certain other debts owed to governmental units

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

 Commitments to maintain the capital of an insured depository institution

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507 (a)(9).

 Claims for death or personal injury while debtor was intoxicated

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

* Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

B6E (Official Form 6E) (4/10) - Cont.

In re **Pioneer Village Investments, LLC**Case No. **10-62852-fra11**

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS
(Continuation Sheet)
Deposits by individuals**TYPE OF PRIORITY**

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	CODE DEBTOR H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTIN GEN T	UNL I Q U I D A T E D	DISP UTED	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY	AMOUNT ENTITLED TO PRIORITY
Account No.								
Ann Geich 888 Twin Creeks Crossing #301 Central Point, OR 97502	-	8/28/08 Entry fee deposit refund (accrued but not yet payable)				3,750.00	1,150.00	2,600.00
Account No.								
Dorothy Quirk 895 N 5th Apt 204 Jacksonville, OR 97530	-	10/09 Entry fee deposit refund (accrued but not yet payable)				61,182.00	58,582.00	2,600.00
Account No.								
Hank & Nina Winsor 1601 Veranda Park Drive #2 Medford, OR 97504	-	4/2010 Entry fee deposit refund (accrued but not yet payable)	X			140,456.00	140,456.00	0.00
Account No.								
Irene Kartsonis PO Box 504 Medford, OR 97501	-	11/19/09 Entry fee deposit refund (accrued but not yet payable)				61,182.00	58,582.00	2,600.00
Account No.								
LeClaire Prince 895 N 5th Apt 111 Jacksonville, OR 97530	-	12/08 Entry fee deposit refund (accrued but not yet payable)				40,127.00	37,527.00	2,600.00
Sheet <u>1</u> of <u>3</u> continuation sheets attached to Schedule of Creditors Holding Unsecured Priority Claims						Subtotal (Total of this page)	296,297.00	10,400.00

B6E (Official Form 6E) (4/10) - Cont.

In re **Pioneer Village Investments, LLC**Case No. **10-62852-fra11**

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS
(Continuation Sheet)
Deposits by individuals**TYPE OF PRIORITY**

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	CODE DEBTOR H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTIN GEN T	UNL I Q U I D A T E D	DISP UTED	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY	AMOUNT ENTITLED TO PRIORITY
Account No.		5/12/08						
Monta Merryweather c/o David Schwep 631 China Gulf Rd Jacksonville, OR 97530	-	Entry fee deposit refund (accrued but not yet payable)					137,856.00	
						140,456.00		2,600.00
Account No.		6/10/09						
Peggy Eccles c/o Miranda Willis PO Box 3168 Portland, OR 97208	-	Entry fee deposit refund (accrued but not yet payable)					137,856.00	
						140,456.00		2,600.00
Account No.		8/30/08						
Peter Van Dyke 888 Twin Peaks Crossing #301 Central Point, OR 97502	-	Entry fee deposit refund (accrued but not yet payable)					1,150.00	
						3,750.00		2,600.00
Account No.		7/8/08						
Richard McLeod c/o Rod McLeod 2337 Hillside Dr Central Point, OR 97502	-	Entry fee deposit refund (accrued but not yet payable)					12,443.00	
						15,043.00		2,600.00
Account No.		12/13/07						
Rod & Shirley Law c/o Shelby Tompkins PO Box 489 Jacksonville, OR 97530	-	Entry fee deposit refund					1,150.00	
						3,750.00		2,600.00
Subtotal (Total of this page)							290,455.00	
							303,455.00	13,000.00

Sheet 2 of 3 continuation sheets attached to
Schedule of Creditors Holding Unsecured Priority Claims

B6E (Official Form 6E) (4/10) - Cont.

In re Pioneer Village Investments, LLC,
DebtorCase No. 10-62852-fra11**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**
(Continuation Sheet)**Deposits by individuals****TYPE OF PRIORITY**

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	CODEBTOR H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTINGENT UNLIQUIDATED DISPUTED DATED	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY	AMOUNT ENTITLED TO PRIORITY
Account No.						
Susan Casto 888 Twin Creeks Crossing Central Point, OR 97502	-	12/1/09 Entry fee deposit refund (accrued but not yet payable)		140,456.00	137,856.00	2,600.00
Account No.						
Account No.						
Account No.						
Account No.						
Sheet <u>3</u> of <u>3</u> continuation sheets attached to Schedule of Creditors Holding Unsecured Priority Claims			Subtotal (Total of this page)	140,456.00	137,856.00	2,600.00
			Total (Report on Summary of Schedules)	750,608.00	724,608.00	26,000.00

B6F (Official Form 6F) (12/07)

In re **Pioneer Village Investments, LLC** Debtor

Case No. 10-62852-fra11

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule E.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODE H W J C TOR	Husband, Wife, Joint, or Community	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
Account No.			April 2010 Trade debt				
ADMINISTRATORS NW 9205 SW Nimbus Avenue Beaverton, OR 97008	-						54.00
Account No.			Right to entry fee deposit refund	X			
Catherine Murphy 895 N Fifth St Apt 217 Jacksonville, OR 97530-8026	-						93,654.00
Account No.			Right to entry fee deposit refund	X			
Charles Grojean 805 N 5th St Apt 306 Jacksonville, OR 97530	-						77,814.00
Account No.			April 2010 Trade debt				
DJ Testing 3000 Market Street NE Ste 214 Salem, OR 97301	-						35.00

B6F (Official Form 6F) (12/07) - Cont.

In re Pioneer Village Investments, LLC,
Debtor

Case No. 10-62852-fra11

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODE H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONT INGENT	UNL IQU IDA TED	DISP UTED	AMOUNT OF CLAIM
Account No.						
Excelsior Investment Company 107 W First St Phoenix, OR 97535	-	2/18/2005 Loan				611,566.90
Account No.						
Farmington Center, Inc. 4640 SW Macadam Ave Ste 90 Portland, OR 97239	-	Trade debt (unpaid management fees and reimbursable expenses)				111,445.75
Account No.						
Grainger Dept. 875902389 P.O. Box 41927 Kansas City, MO 64141-6267	-	4/2010 Trade debt				48.87
Account No.						
HD Supply Facilities Maintenance, Ltd. P.O. Box 509058 San Diego, CA 92150-9058	-	4/2010 Trade debt				14.79
Account No.						
Hiram Cheney 805 N 5th St Apt 104 Jacksonville, OR 97530	-	Right to entry fee deposit refund	X			77,814.00
Sheet no. <u>1</u> of <u>3</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims			Subtotal (Total of this page)			800,890.31

B6F (Official Form 6F) (12/07) - Cont.

In re

Pioneer Village Investments, LLCCase No. **10-62852-fra11**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODE H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
Account No.						
Industrial Source 3100 N. Pacific Hwy Medford, OR 97501	-	4/2010 Trade debt				24.90
Account No.						
Insight P.O. Box 731069 Dallas, TX 75373-1069	-	4/2010 Trade debt				29.14
Account No.						
Janice LaMorree 805 N 5th St Apt 110 Jacksonville, OR 97530	-	Right to entry fee deposit refunds (2)	X			154,836.00
Account No.						
Jerry Pearce 895 N Fifth St Apt 219 Jacksonville, OR 97530-8012	-	Right to entry fee deposit refund	X			61,182.00
Account No.						
Maintenance USA P.O. Box 404295 Atlanta, GA 30384-4295	-	4/2010 Trade debt				11.67
Sheet no. <u>2</u> of <u>3</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page) 216,083.71

B6F (Official Form 6F) (12/07) - Cont.

In re Pioneer Village Investments, LLC,
Debtor

Case No. 10-62852-fra11

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODE H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONT INGENT	UNL IQU IDA TED	DISP UTED	AMOUNT OF CLAIM
Account No.		Right to entry fee deposit refund				
Rose Davis 805 N 5th St Apt 202 Jacksonville, OR 97530	-			X		7,500.00
Account No.		4/2010 Trade debt				
Seniors for Living 30 East 39th Street 4th Floor New York, NY 10016	-					40.00
Account No.		4/2010 Trade debt				
Shusster Purchasing Solutions, LLC P.O. Box 131784 Saint Paul, MN 55113	-					360.00
Account No.		4/2010 Trade debt				
Staples Business Advantage Dept LA PO Box 83689 Chicago, IL 60696-3689	-					12.69
Account No.						
Sheet no. <u>3</u> of <u>3</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims		Subtotal (Total of this page)				7,912.69
		Total (Report on Summary of Schedules)				1,196,443.71

In re

Pioneer Village Investments, LLCCase No. **10-62852-fra11**

Debtor

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser", "Agent", etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no executory contracts or unexpired leases.

Name and Mailing Address, Including Zip Code,
of Other Parties to Lease or Contract

Description of Contract or Lease and Nature of Debtor's Interest.
State whether lease is for nonresidential real property.
State contract number of any government contract.

**ABS Finance
Associated Business Systems
1310 Madrid St Ste 101
Marshall, MN 56258**

Copier lease; debtor is lessee

**Associated Business Systems
7440 SW Bonita Rd
Portland, OR 97224**

**Service contract for maintenance of leased
copier; debtor is the customer.**

**Farmington Centers, Inc.
4640 SW Macadam Ave
Ste 90
Portland, OR 97239**

**Management Contract to operate Debtor's
continuing care facility
Debtor is Licensee**

**Ford Motor Credit
QI Exchange LLC
PO Box 239850
Las Vegas, NV 89105-9850**

Motor vehicle lease, bus; debtor is lessee.

**Leasing Associates
PO Box 974236
Dallas, TX 75397-4236**

Motor vehicle lease, 2006 van; debtor is lessee.

In re

Pioneer Village Investments, LLCCase No. **10-62852-fra11**

Debtor

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
Jeffrey & Donna Chamberlain PO Box 1988 Phoenix, OR 97535	PremierWest Bank PO Box 40 Medford, OR 97504
Theodore J. Chamberlain 10320 Mattie Ct. Berrien Springs, MI 49103	PremierWest Bank PO Box 40 Medford, OR 97504

B6 Declaration (Official Form 6 - Declaration). (12/07)

**United States Bankruptcy Court
District of Oregon**In re Pioneer Village Investments, LLC

Debtor(s)

Case No.
Chapter10-62852-fra11
11**DECLARATION CONCERNING DEBTOR'S SCHEDULES**

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Manager of the corporation named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 18 sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date May 27, 2010Signature /s/ Jeffrey L. Chamberlain
Jeffrey L. Chamberlain
Manager

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

**United States Bankruptcy Court
District of Oregon**

In re Pioneer Village Investments, LLC

Debtor(s)

Case No.

10-62852-fra11

Chapter

11

STATEMENT OF FINANCIAL AFFAIRS

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfers and the like to minor children, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

Questions 1 - 18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19 - 25. **If the answer to an applicable question is "None," mark the box labeled "None."** If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

DEFINITIONS

"In business." A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time. An individual debtor also may be "in business" for the purpose of this form if the debtor engages in a trade, business, or other activity, other than as an employee, to supplement income from the debtor's primary employment.

"Insider." The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any owner of 5 percent or more of the voting or equity securities of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; any managing agent of the debtor. 11 U.S.C. § 101.

1. Income from employment or operation of business

- None State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the **two years** immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCE
\$784,811.00	2010 YTD Business income
\$2,260,025.00	2009: Business Income
\$2,223,210.00	2008: Business Income

2. Income other than from employment or operation of business

- None State the amount of income received by the debtor other than from employment, trade, profession, or operation of the debtor's business during the **two years** immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCE
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3. Payments to creditors

None

Complete a. or b., as appropriate, and c.

- a. *Individual or joint debtor(s) with primarily consumer debts.* List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within **90 days** immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600. Indicate with an (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS	AMOUNT PAID	AMOUNT STILL OWING
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None

- b. *Debtor whose debts are not primarily consumer debts:* List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,850*. If the debtor is an individual, indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS/ TRANSFERS	AMOUNT PAID OR VALUE OF TRANSFERS	AMOUNT STILL OWING
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See Schedule 3(b) attached

\$0.00

\$0.00

None

- c. *All debtors:* List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR AND RELATIONSHIP TO DEBTOR	DATE OF PAYMENT	AMOUNT PAID	AMOUNT STILL OWING
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4. Suits and administrative proceedings, executions, garnishments and attachments

None

- a. List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
PremierWest Bank v. Pioneer Village Investments, LLC 101593 E3	Appointment of Receiver	Jackson County Circuit Court Medford, OR	Filed 4/2/10; pending

None

- b. Describe all property that has been attached, garnished or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON FOR WHOSE BENEFIT PROPERTY WAS SEIZED	DATE OF SEIZURE	DESCRIPTION AND VALUE OF PROPERTY
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* Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

5. Repossessions, foreclosures and returns

- None List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR OR SELLER	DATE OF REPOSSESSION, FORECLOSURE SALE, TRANSFER OR RETURN	DESCRIPTION AND VALUE OF PROPERTY
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6. Assignments and receiverships

- None a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF ASSIGNEE	DATE OF ASSIGNMENT	TERMS OF ASSIGNMENT OR SETTLEMENT
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- None b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CUSTODIAN	NAME AND LOCATION OF COURT CASE TITLE & NUMBER	DATE OF ORDER	DESCRIPTION AND VALUE OF PROPERTY
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7. Gifts

- None List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON OR ORGANIZATION	RELATIONSHIP TO DEBTOR, IF ANY	DATE OF GIFT	DESCRIPTION AND VALUE OF GIFT
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8. Losses

- None List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case.** (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

DESCRIPTION AND VALUE OF PROPERTY	DESCRIPTION OF CIRCUMSTANCES AND, IF LOSS WAS COVERED IN WHOLE OR IN PART BY INSURANCE, GIVE PARTICULARS	DATE OF LOSS
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9. Payments related to debt counseling or bankruptcy

- None List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of the petition in bankruptcy within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYOR IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
Jordan Schrader Ramis PC Attn: Doug Cushing Two Centerpointe Drive 6th Flr Lake Oswego, OR 97035	12/29/09	\$5,000

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYOR IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
Jordan Schrader Ramis PC Attn: Doug Cushing Two Centerpointe Drive 6th Flr Lake Oswego, OR 97035	2/22/10	\$930.54
Jordan Schrader Ramis PC Attn: Doug Cushing Two Centerpointe Drive 6th Flr Lake Oswego, OR 97035	3/23/10	\$7,500
Jordan Schrader Ramis PC Attn: Doug Cushing Two Centerpointe Drive 6th Flr Lake Oswego, OR 97035	4/23/10	\$27,722.88

10. Other transfers

- None a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF TRANSFeree, RELATIONSHIP TO DEBTOR	DATE	DESCRIBE PROPERTY TRANSFERRED AND VALUE RECEIVED
None <input checked="" type="checkbox"/> b. List all property transferred by the debtor within ten years immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.		
NAME OF TRUST OR OTHER DEVICE	DATE(S) OF TRANSFER(S)	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY OR DEBTOR'S INTEREST IN PROPERTY

11. Closed financial accounts

- None List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF INSTITUTION	TYPE OF ACCOUNT, LAST FOUR DIGITS OF ACCOUNT NUMBER, AND AMOUNT OF FINAL BALANCE	AMOUNT AND DATE OF SALE OR CLOSING
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12. Safe deposit boxes

- None List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF BANK OR OTHER DEPOSITORY	NAMES AND ADDRESSES OF THOSE WITH ACCESS TO BOX OR DEPOSITORY	DESCRIPTION OF CONTENTS	DATE OF TRANSFER OR SURRENDER, IF ANY
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13. Setoffs

- None List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATE OF SETOFF	AMOUNT OF SETOFF
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14. Property held for another person

- None List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
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15. Prior address of debtor

- None If the debtor has moved within **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

ADDRESS	NAME USED	DATES OF OCCUPANCY
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16. Spouses and Former Spouses

- None If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within **eight years** immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

NAME

17. Environmental Information.

For the purpose of this question, the following definitions apply:

"Environmental Law" means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes, or material.

"Site" means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

"Hazardous Material" means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law

- None a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law:

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
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- None b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
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- None c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

NAME AND ADDRESS OF GOVERNMENTAL UNIT	DOCKET NUMBER	STATUS OR DISPOSITION
18 . Nature, location and name of business		
None <input checked="" type="checkbox"/>	<p>a. If the debtor is an individual, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a partnership, sole proprietor, or was self-employed in a trade, profession, or other activity either full- or part-time within six years immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within six years immediately preceding the commencement of this case.</p> <p>If the debtor is a partnership, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within six years immediately preceding the commencement of this case.</p> <p>If the debtor is a corporation, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within six years immediately preceding the commencement of this case.</p>	
	LAST FOUR DIGITS OF SOCIAL-SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO. (ITIN)/ COMPLETE EIN	BEGINNING AND ENDING DATES
NAME	ADDRESS	NATURE OF BUSINESS
None <input checked="" type="checkbox"/>	<p>b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.</p>	
NAME	ADDRESS	
<p>The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within six years immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership, a sole proprietor, or self-employed in a trade, profession, or other activity, either full- or part-time.</p> <p><i>(An individual or joint debtor should complete this portion of the statement only if the debtor is or has been in business, as defined above, within six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)</i></p>		
19. Books, records and financial statements		
None <input type="checkbox"/>	<p>a. List all bookkeepers and accountants who within two years immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.</p>	
NAME AND ADDRESS Hunter Hansen & Co. 8930 SW Gemini Dr Beaverton, OR 97008	DATES SERVICES RENDERED Tax accounting services, 2008-2010	
Donna Frasier, Controller Farmington Center, Inc. 4640 SW Macadam Ave Ste 90 Portland, OR 97239	Management and bookkeeping services, from inception to date.	
None <input checked="" type="checkbox"/>	<p>b. List all firms or individuals who within the two years immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.</p>	
NAME	ADDRESS	DATES SERVICES RENDERED
None <input type="checkbox"/>	<p>c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.</p>	

NAME
Donna Frasier, Farmington Center, Inc.

ADDRESS
**4640 SW Macadam Ave
Ste 90
Portland, OR 97239**

Hansen Hunter & Co.

**8930 SW Gemini Dr
Beaverton, OR 97008**

- None d. List all financial institutions, creditors and other parties, including mercantile and trade agencies, to whom a financial statement was issued by the debtor within **two years** immediately preceding the commencement of this case.

NAME AND ADDRESS

DATE ISSUED

20. Inventories

- None a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

DATE OF INVENTORY

INVENTORY SUPERVISOR

DOLLAR AMOUNT OF INVENTORY
(Specify cost, market or other basis)

- None b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

DATE OF INVENTORY

NAME AND ADDRESSES OF CUSTODIAN OF INVENTORY
RECORDS

21 . Current Partners, Officers, Directors and Shareholders

- None a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

NAME AND ADDRESS

NATURE OF INTEREST

PERCENTAGE OF INTEREST

See Schedule 21(a) attached.

- None b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

NAME AND ADDRESS

TITLE

NATURE AND PERCENTAGE
OF STOCK OWNERSHIP

22 . Former partners, officers, directors and shareholders

- None a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

NAME

ADDRESS

DATE OF WITHDRAWAL

- None b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS

TITLE

DATE OF TERMINATION

23 . Withdrawals from a partnership or distributions by a corporation

- None If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

NAME & ADDRESS
OF RECIPIENT,
RELATIONSHIP TO DEBTOR

DATE AND PURPOSE
OF WITHDRAWAL

AMOUNT OF MONEY
OR DESCRIPTION AND
VALUE OF PROPERTY

24. Tax Consolidation Group.

- None If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within **six years** immediately preceding the commencement of the case.

NAME OF PARENT CORPORATION TAXPAYER IDENTIFICATION NUMBER (EIN)

25. Pension Funds.

- None If the debtor is not an individual, list the name and federal taxpayer-identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within **six years** immediately preceding the commencement of the case.

NAME OF PENSION FUND TAXPAYER IDENTIFICATION NUMBER (EIN)

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

Date May 27, 2010

Signature /s/ Jeffrey L. Chamberlain
Jeffrey L. Chamberlain
Manager

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571

Vendor	Total
Pioneer Village - Petty Cash	\$5,989.20
OREGON EMPLOYERS TRUST (OET)	\$7,139.06
Charter Communications	\$6,191.69
Alscos Custodial Supply	\$7,804.73
Jacksonville Janitorial	\$8,390.00
Liberty Northwest Workers Compensation	\$7,279.06
Avista Utilities	\$7,782.50
Lifewise	\$9,388.09
City of Jacksonville	\$10,497.05
Jackson County Payment Center	\$13,212.76
B-n-B Construction, LLC	\$21,789.94
Pacific Power	\$23,470.57
JORDAN SCHRADER PC	\$36,153.42
Sysco Food Services of Portland, Inc.	\$41,703.95
Farmington Centers Inc.	\$45,720.56
	<hr/>
	\$252,512.58

Richard Hein \$11,796.00

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 Schedule 3(b) to Statement of Financial Affairs

Name	Date	Payment
Pioneer Village	2/17/10	\$922.08
Pioneer Village	2/19/10	\$577.31
Pioneer Village	3/31/10	\$1,746.01
Pioneer Village	4/21/10	\$650.00
Pioneer Village	5/4/10	\$1,093.80
Pioneer Village	5/5/10	\$1,000.00
OREGON EMPLOYERS TRUST (OET)	4/5/10	\$2,390.00
OREGON EMPLOYERS TRUST (OET)	5/18/10	\$4,749.06
Charter Communications	3/9/10	\$2,084.43
Charter Communications	4/5/10	\$2,053.63
Charter Communications	5/6/10	\$2,053.63
Alesco Custodial Supply	2/22/10	\$1,002.42
Alesco Custodial Supply	3/22/10	\$1,653.66
Alesco Custodial Supply	4/5/10	\$656.59
Alesco Custodial Supply	4/21/10	\$1,773.93
Alesco Custodial Supply	4/22/10	\$588.93
Alesco Custodial Supply	5/13/10	\$2,129.20
Jacksonville Janitorial	2/22/10	\$1,950.00
Jacksonville Janitorial	3/9/10	\$2,295.00
Jacksonville Janitorial	3/22/10	\$1,450.00
Jacksonville Janitorial	4/5/10	\$500.00
Jacksonville Janitorial	4/22/10	\$335.00
Jacksonville Janitorial	5/13/10	\$1,860.00
Liberty Northwest Workers Compensation	3/9/10	\$2,343.66
Liberty Northwest Workers Compensation	4/5/10	\$2,240.42
Liberty Northwest Workers Compensation	4/22/10	\$2,694.98
Avista Utilities	3/9/10	\$2,800.83
Avista Utilities	4/5/10	\$2,565.53
Avista Utilities	5/6/10	\$2,416.14
Lifewise	3/9/10	\$2,964.66
Lifewise	4/5/10	\$3,458.77
Lifewise	5/6/10	\$2,964.66
City of Jacksonville	3/9/10	\$3,461.55
City of Jacksonville	4/5/10	\$3,474.74
City of Jacksonville	5/6/10	\$3,560.76
Jackson County Payment Center	2/22/10	\$5,395.65
Jackson County Payment Center	5/6/10	\$7,817.11
B-n-B Construction, LLC	2/17/10	\$18,122.99
B-n-B Construction, LLC	2/22/10	\$1,416.95
B-n-B Construction, LLC	3/22/10	\$2,250.00
Pacific Power	2/22/10	\$6,223.96
Pacific Power	3/22/10	\$5,859.06
Pacific Power	4/21/10	\$6,075.13
Pacific Power	5/13/10	\$5,312.42
JORDAN SCHRADER PC	2/22/10	\$930.54
JORDAN SCHRADER PC	3/23/10	\$7,500.00
JORDAN SCHRADER PC	4/23/10	\$22,463.00
JORDAN SCHRADER PC	4/23/10	\$5,259.88
Sysco Food Services of Portland, Inc.	2/22/10	\$7,747.11
Sysco Food Services of Portland, Inc.	3/22/10	\$9,297.85
Sysco Food Services of Portland, Inc.	4/21/10	\$698.30
Sysco Food Services of Portland, Inc.	4/21/10	\$10,979.90
Sysco Food Services of Portland, Inc.	4/23/10	\$9,322.80
Sysco Food Services of Portland, Inc.	5/13/10	\$3,657.99
Farmington Centers Inc.	3/9/10	\$14,921.25
Farmington Centers Inc.	4/6/10	\$12,831.41
Farmington Centers Inc.	4/21/10	\$1,702.60
Farmington Centers Inc.	5/6/10	\$10,896.00
Farmington Centers Inc.	5/13/10	\$5,369.30
Total		\$252,512.58

Schedule 21(a) to Statement of Financial Affairs

Facility	Owner Entity	Tier 2 Ownership	Ownership %		
			Related	Non-Related	Total
Pioneer Village	Pioneer Village Investments, LLC				
	Preferred Owners:				
	Excelsior Development Company, LLC		6.547		6.547
	Excelsior Development Company, LLC (assigned from Briarwood Homes)		4.425		4.425
	ZALTA III, LLC				2.364
	Jeffrey L. Chamberlain	25.500	0.603		
	Donna J. Chamberlain	25.500	0.603		
	James & Jodi Guffee	16.333	0.386		
	Teresa L. Waldroff	16.333		0.386	
	Ronald L. and Claudia (Tina) A. Ziebart	16.333		0.386	
	Guflain Properties, LLC		0.606		0.606
	Mitchellen, LLC (George & Pam Wilkinson)			9.700	9.700
	David L. Street			2.425	2.425
	Guy & Marilyn Guffee			0.606	0.606
	Mitchellen, LLC (George & Pam Wilkinson)			2.425	2.425
	J. Richard Bamford			1.819	1.819
	Roger & Rozanne Hall			3.637	3.637
	Edward A. Helman, MD, PSPP			1.212	1.212
	John Petersen (Equity Trust Co., Custodian FBO John Petersen IRA)			0.606	0.606
	Oregon Surgical Specialties, PC, PSP			3.031	3.031
	T. Vonne & Henrietta Leach			1.819	1.819
	Paul M. Brown & Maria C. Brown, JTWROS			1.212	1.212
	Non-preferred Owners:				
	Excelsior Development Company, LLC		20.939		20.939
	ZALTA III, LLC				26.164
	Jeffrey L. Chamberlain	25.500	6.672		
	Donna J. Chamberlain	25.500	6.672		
	James & Jodi Guffee	16.333	4.273		
	Teresa L. Waldroff	16.333		4.273	
	Ronald L. and Claudia (Tina) A. Ziebart	16.333		4.273	
	Mitchellen, LLC (George & Pam Wilkinson)			10.463	10.463
	TOTAL		51.727	48.274	100.000